

Exhibit A: Proposed 6-month extension of IDC-86, Auburn Avenue in Mt. Auburn

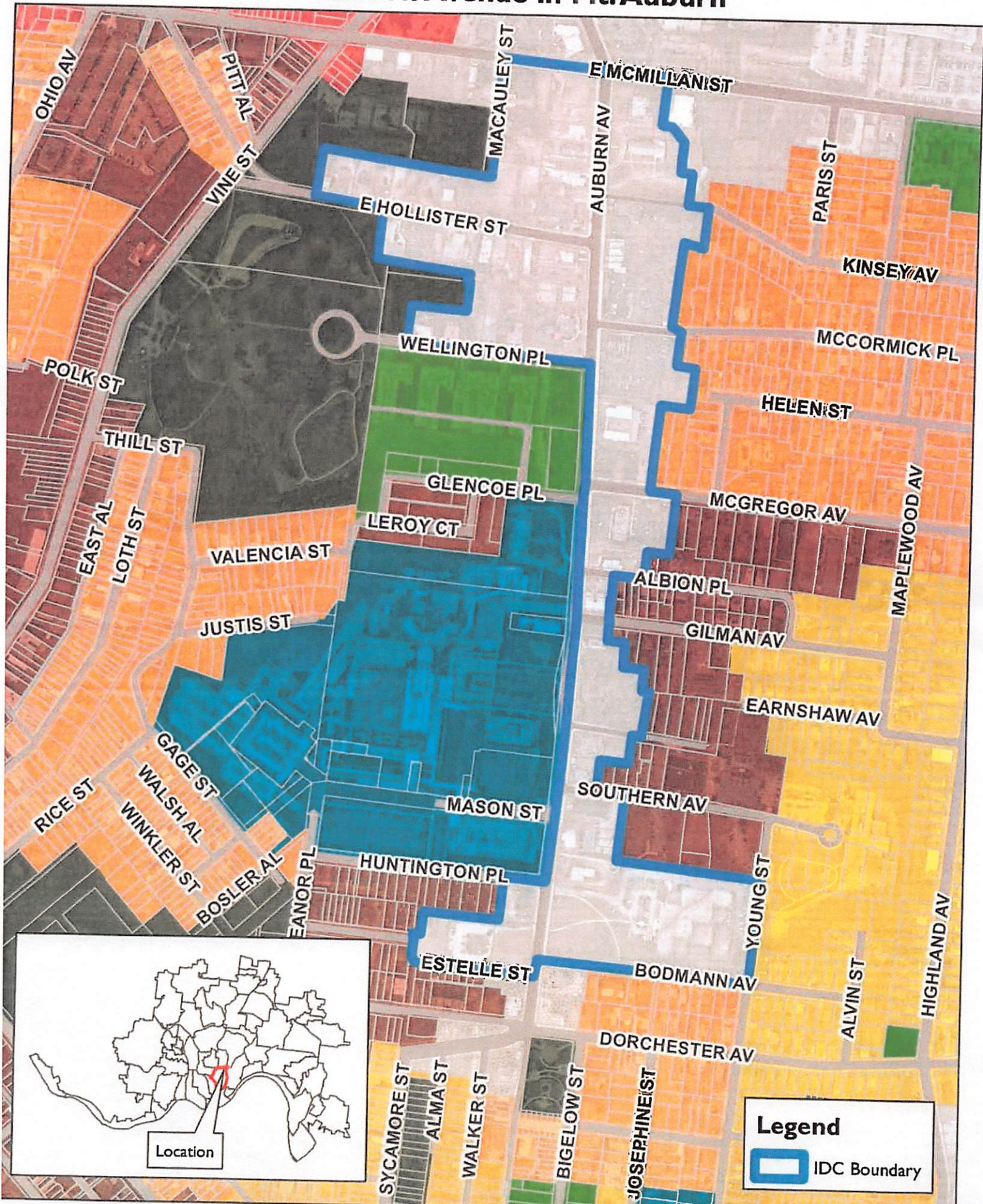


EXHIBIT B

Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 86, Auburn Avenue in Mt. Auburn and Designation of Administrative Reviewer

Section I. Applications Subject to Review:

1. Building permit applications resulting in a change of use or occupancy under the Ohio Building Code or Cincinnati Municipal Code.

Section II. Designated Administrative Reviewer:

Council designates the Department of City Planning as the staff reviewing authority for Interim Development Control Overlay District No. 86, Auburn Avenue in Mt. Auburn.

Section III. Application Review Guidelines:

In addition to any other necessary reviews and approvals as required by the Cincinnati Zoning Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Zoning*. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- b) *Guidelines*. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- c) *Plans*. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- d) *Traffic*. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
- e) *Buffering*. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

- f) *Landscaping.* Landscaping meets the requirements of the Cincinnati Zoning Code.
- g) *Hours of Operation.* Operating hours are compatible with adjacent land uses.
- h) *Neighborhood Compatibility.* The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
- i) *Proposed Zoning Amendments.* The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects.* Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
- k) *Blight.* The elimination or avoidance of blight.
- l) *Economic Benefits.* The promotion of the Cincinnati economy.
- m) *Job Creation.* The creation of jobs both permanently and during construction.
- n) *Tax Valuation.* Any increase in the real property tax duplicate.
- o) *Private Benefits.* The economic and other private benefits to the owner or applicant.
- p) *Public Benefits.* The public peace, health, safety or general welfare.